



16, Lyndhurst Grove, Stone, ST15 8TP



£425,000

A mature family home set in a quiet position on the popular and sought after Aston Lodge development. Offering spacious accommodation comprising; reception hall, guest cloakroom, living room, kitchen diner, four bedrooms, ensuite shower room to the main bedroom, and family bathroom. The property is approached via a driveway providing off road parking for three cars before a detached double garage. Also benefitting from an enclosed rear garden, gas combi central heating and uPVC double glazed windows. A lovely property conveniently located within easy reach of local schools, Aston Marina, Stone town centre, and commuter routes.

Early viewing essential.



01785 811 800

<https://www.tgprop.co.uk>



Reception Hall

A composite part double glazed front door opens to the hallway. With oak finish laminate flooring, uPVC double glazed window to the front aspect, radiator, under stairs storage cupboard and alarm pad,. Doorways to the guest cloakroom, living room, kitchen diner and access to the first floor stairs.

Living Room

A spacious reception room offering a modern fire surround with marble hearth, cast iron style back, fire grate and inset living flame gas fire. Ceiling coving, uPVC double glazed bay window to the front of the property, two wall lights, radiator, carpet, TV connection and double glazed aluminium sliding door opening to the rear patio and garden.

Kitchen Diner

An open plan kitchen diner fitted with a range of wood effect wall and floor units, black marble effect work surfaces with tiled splash-backs and inset 1½ bowl stainless steel sink and drainer with chrome mixer tap. Three uPVC double glazed windows to the side and rear aspects, external door to the rear garden, tiled floor and wall cupboard housing a Baxi 800 gas combi central heating boiler.

With appliances including: stainless steel gas range cooker with matching splash-back and extractor hood with light, integral dishwasher. With plumbing for a washing machine and space for a upright freestanding fridge freezer.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with chrome mixer tap. Radiator, uPVC obscure double glazed window to the side aspect and tiled floor.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with carpet throughout, two uPVC double glazed windows to the front of the property, radiator, loft access and airing cupboard with radiator.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, fitted mirror sliding door wardrobe, radiator, carpet, and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, WC, and fully tiled shower enclosure with mains thermostatic shower system. Radiator, uPVC obscure double glazed window to the side aspect and vinyl flooring.

Bedroom Two

With uPVC double glazed window to the rear of the house, fitted mirror sliding door wardrobe, radiator and wood effect laminate flooring.

Bedroom Three

Offering a uPVC double glazed window to the rear aspect, fitted mirror sliding door wardrobe, radiator and wood effect laminate flooring.

Bedroom Four

With uPVC double glazed window to the front elevation, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, centre fill bath and panel with chrome taps, shower enclosure with Showerclad walls and mains thermostatic shower system. Chrome towel radiator, uPVC obscure double glazed window to the front aspect, extractor fan and tiled floor.

Outside

The property is approached via a tarmac driveway providing off road parking for three vehicles before a detached double garage. The garage has an up & over door, window to the rear aspect, power and lighting.

Front

With lawned frontage, stocked shrub border, open porch and coach light before the front door. There is side access to the rear garden via the driveway and a wooden gate.

Rear

The enclosed rear garden offers a paved patio and pathway, lawn, matures trees and hedgerow.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

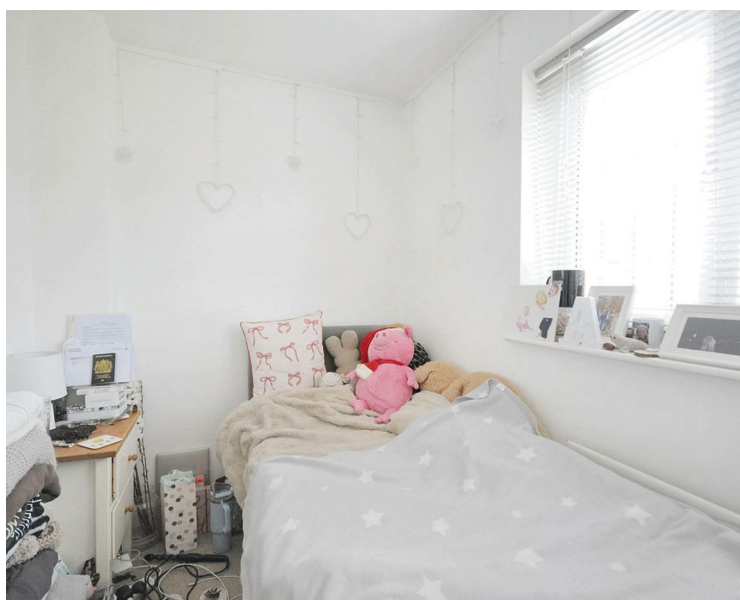
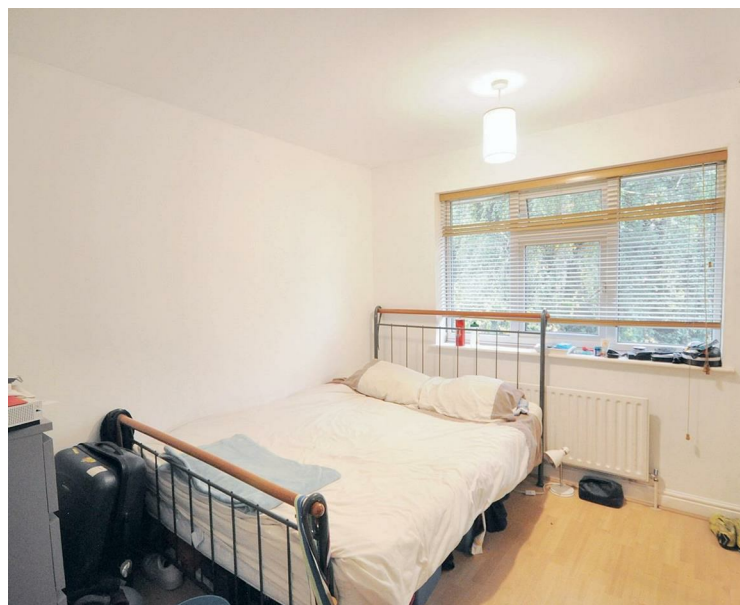
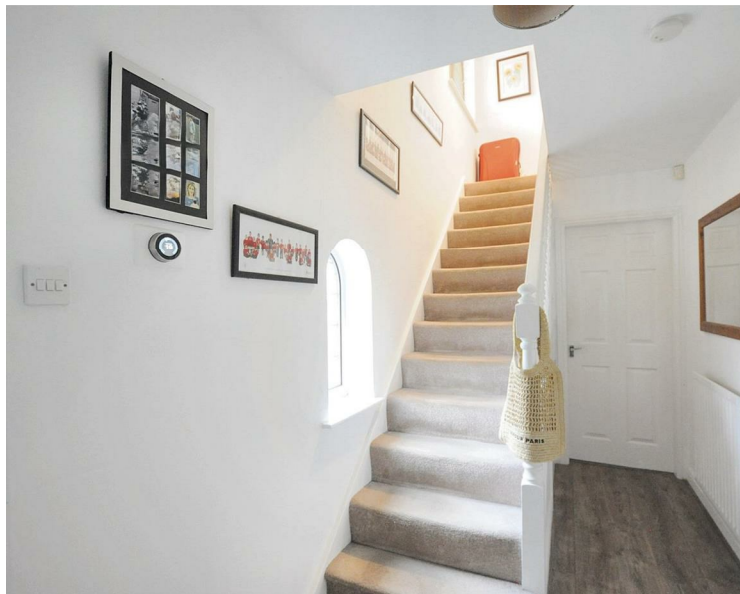
Services

Mains gas, electricity, water and drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.

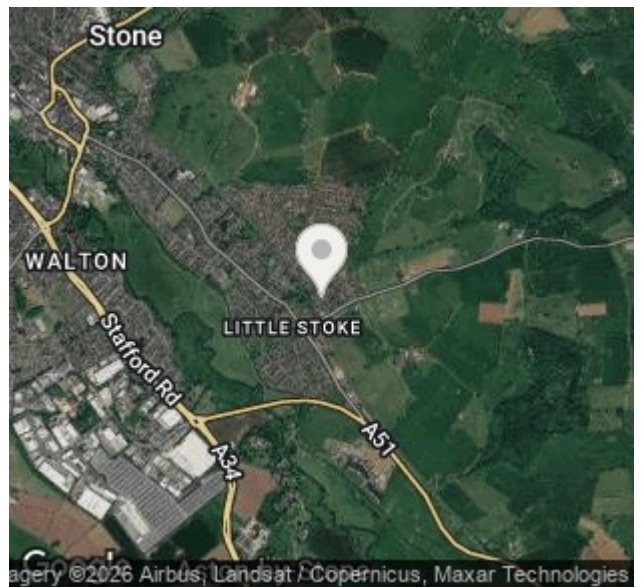
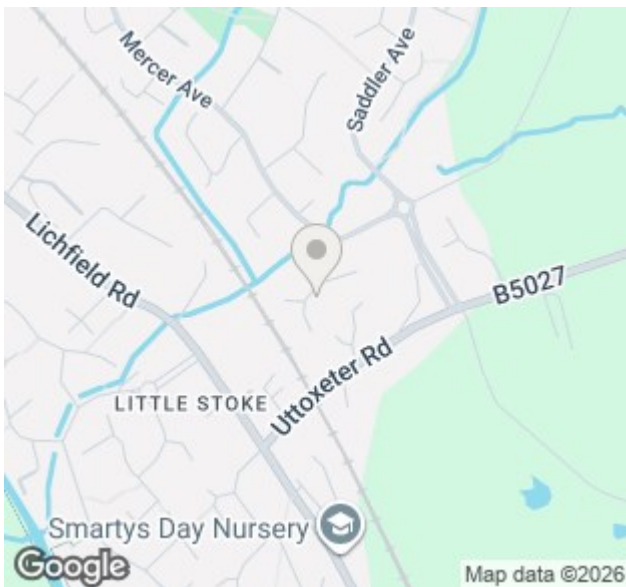


Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	69
EU Directive 2002/91/EC			